

AVANTI TOWNHOMES

BEING A REPLAT OF A PORTION OF FARM 63, PINELLAS FARMS, PLAT BOOK 7, PAGE 4, HILLSBOROUGH COUNTY, FLORIDA,
OF WHICH PINELLAS COUNTY WAS FORMERLY A PART,
LYING IN SECTION 21, TOWNSHIP 30 SOUTH, RANGE 16 EAST,
CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

The North 260 feet of Farm 63 in the Southeast 1/4 of Section 21, Township 30 South, Range 16 East, as shown on the plat of PINELLAS FARMS, according to the plat thereof, recorded in Plat Book 7, pages 4 and 5 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; LESS road right-of-way; LESS AND EXCEPT the East 219.40 feet thereof; AND LESS AND EXCEPT that portion thereof conveyed to the State of Florida, for the use and benefit of the State Road Department of Florida, as set forth in instrument recorded in O.R. Book 2914, page 263 of the Public Records of Pinellas County, Florida.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 4, ST. STEPHENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 92 & 93 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°10'18"E, A DISTANCE OF 230.00 FEET; THENCE N89°54'31"W, A DISTANCE OF 391.80 FEET; THENCE N00°02'27"W, ALONG THE EAST RIGHT-OF-WAY LINE OF 49TH STREET NORTH, A DISTANCE OF 230.00 FEET; THENCE S89°54'31"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 88TH AVENUE NORTH, A DISTANCE OF 391.27 FEET; TO THE POINT OF BEGINNING.

CONTAINING 90052.37 SQUARE FEET OR 2.067 ACRES, MORE OR LESS.

DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS AVANTI TOWNHOMES, THAT IT HEREBY DEDICATE ALL PUBLIC RIGHT-OF-WAY, UTILITY EASEMENTS, AND PUBLIC PLACES TO THE CITY OF PINELLAS PARK AND THE PUBLIC IN GENERAL AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL AND PRIVATE PROVIDERS OF UTILITY SERVICES INCLUDING BUT NOT LIMITED TO CABLE, ELECTRIC, GAS, POTABLE WATER, RECLAIMED WATER, STORM SEWER AND SANITARY SEWER FACILITIES.

TRACT "A" IS HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO THE AVANTI TOWNHOMES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION, FOR THE PURPOSE OF INGRESS / EGRESS, DRAINAGE, UTILITIES, LANDSCAPING AND SIDEWALKS.

A NON-EXCLUSIVE ACCESS EASEMENT OVER TRACT "A" IS HEREBY GRANTED TO PINELLAS COUNTY AND ALL PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL AND PACKAGE DELIVERY, SOLID WASTE SANITATION AND SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICE PROVIDERS FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF OFFICIAL PUBLIC OR QUASI-PUBLIC DUTIES. SAID EASEMENT SHALL BE LIMITED TO ACCESS FOR THE AFOREMENTIONED PURPOSES AND SHALL NOT BE CONSTRUED AS CREATING A DEDICATED PUBLIC ROAD OR IMPOSING ANY MAINTENANCE OR OTHER RESPONSIBILITIES ON ANY OF THE AFOREMENTIONED PUBLIC OR QUASI-PUBLIC ENTITIES.

A UTILITY EASEMENT OVER TRACT "A" IS HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY PROVIDER OR OTHER SIMILAR ENTITY PROVIDING UTILITY SERVICES TO THE LOTS AND TRACT WITHIN THE SUBDIVISION, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF UTILITIES AND RELATED EQUIPMENT SERVING THE LOTS AND TRACTS.

PRIVATE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION AND LOT OWNERS FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION FOR STORM AND SURFACE WATER DRAINAGE, DETENTION AND RETENTION. THE OWNER, THE HOMEOWNER'S ASSOCIATION OR A SIMILAR PERPETUAL MAINTENANCE ENTITY SHALL CONSTRUCT, OPERATE AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS WITHIN THE SUBDIVISION.

PRIVATE UTILITY EASEMENT IS HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION FOR UTILITY PURPOSES. THE HOMEOWNER'S ASSOCIATION OR A SIMILAR PERPETUAL MAINTENANCE ENTITY SHALL CONSTRUCT, OPERATE AND MAINTAIN THE UTILITY FACILITIES AND RELATED IMPROVEMENTS WITHIN THE SUBDIVISION.

PLAT NOTES

1. BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 16 EAST, BEARING N00°02'27"W, PER GRID BEARING.
2. PRINTED DIMENSIONS SHOWN ON THE PLAT SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. TRACT "A" WILL BE MAINTAINED BY AVANTI TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.
6. PROPERTY IS SUBJECT TO A BLANKET EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2803, PAGE 853, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (A 6' UTILITY EASEMENT, 3' ON EACH SIDE OF THE CENTER LINE OF POWER LINES)

OWNER
AVANTI APARTMENTS OF PINELLAS PARK, LLC
A FLORIDA LIMITED LIABILITY COMPANY
8755 49TH ST N, PINELLAS PARK, FLORIDA, 33782

BY: _____
AGOSTINO DIGIOVANNI
MANAGER

WITNESS:

_____ SIGNATURE	_____ SIGNATURE
_____ PRINTED NAME	_____ PRINTED NAME
_____ ADDRESS	_____ ADDRESS

ACKNOWLEDGMENT OF OWNER
STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS ___ DAY OF ___ 20___, BY AGOSTINO DIGIOVANNI, AS MANAGER OF AVANTI APARTMENTS OF PINELLAS PARK LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

NOTARY SIGNATURE

PRINT NAME

COMMISSION NUMBER

(PLACE NOTARY STAMP HERE)

CONFIRMATION OF ACCEPTANCE

AVANTI TOWNHOMES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING MAINTENANCE OF THE TRACT "A", AS WELL AS THE PRIVATE DRAINAGE EASEMENTS SITUATED ON THIS PLAT.

AVANTI TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

BY: _____
AGOSTINO DIGIOVANNI
PRESIDENT

WITNESS:

_____ SIGNATURE	_____ SIGNATURE
_____ PRINTED NAME	_____ PRINTED NAME
_____ ADDRESS	_____ ADDRESS

ACKNOWLEDGMENT OF OWNERS ASSOCIATION
STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS DAY OF _____ 20___ BEFORE ME, BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, PERSONALLY APPEARED AGOSTINO DIGIOVANNI, AS PRESIDENT OF AVANTI TOWNHOMES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION, WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED, WHO DID/DID NOT TAKE AN OATH.

NOTARY SIGNATURE

PRINT NAME

COMMISSION NUMBER

(PLACE NOTARY STAMP HERE)

CERTIFICATE OF APPROVAL OF THE CITY COUNCIL

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS ___ DAY OF ___ 20___.

APPROVED BY: _____
SANDRA L. BRADBURY
MAYOR

CERTIFICATE OF APPROVAL OF THE CITY MANAGER

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY MANAGER OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS ___ DAY OF ___ 20___.

APPROVED BY: _____
BART DIEBOLD
CITY MANAGER

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR
STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY SURVEYOR OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS ___ DAY OF ___ 20___.

APPROVED BY: _____
TREVOR J. HATCH, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 7443

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGE(S) ___, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS ___ DAY OF ___ 20___.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

SURVEYOR'S REVIEW FOR CONFORMITY

I HEREBY CERTIFY THAT PURSUANT TO CHAPTER 177.091 (1), FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT AND FIND IT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS, NOR DOES IT VERIFY THE GEOMETRIC DATA FOR CLOSURE SHOWN ON THIS PLAT.

LEWIS D. KENT, PSM
STATE OF FLORIDA, LICENSED SURVEYOR NO. LS 5820

SURVEYOR'S CERTIFICATE

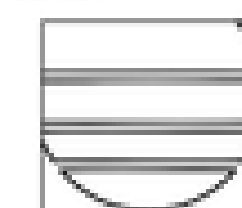
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON AUGUST 23, 2022, THIS PROPERTY WAS SURVEYED UNDER MY SUPERVISION, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THERE-UNTO APPERTAINING, AND THAT ALL LOT AND TRACT CORNERS AND PCPS WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES SECTIONS 177.091(8) AND 177.091(9). I ALSO HEREBY CERTIFY THAT THE MATERIALS AND COMPOSITION OF THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES

KYLE MCCLUNG, P.S.M. DATE

STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER LS7177
SUNCOAST LAND SURVEYING, INC.
111 FOREST LAKES BOULEVARD
OLDSMAR, FL 34677
(813) 854-1342
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB4513

DATE OF FIELD SURVEY: 7/7/2022
DATE OF P.R.M. INSTALLATION: TO BE SET

SHEET 1 OF 2

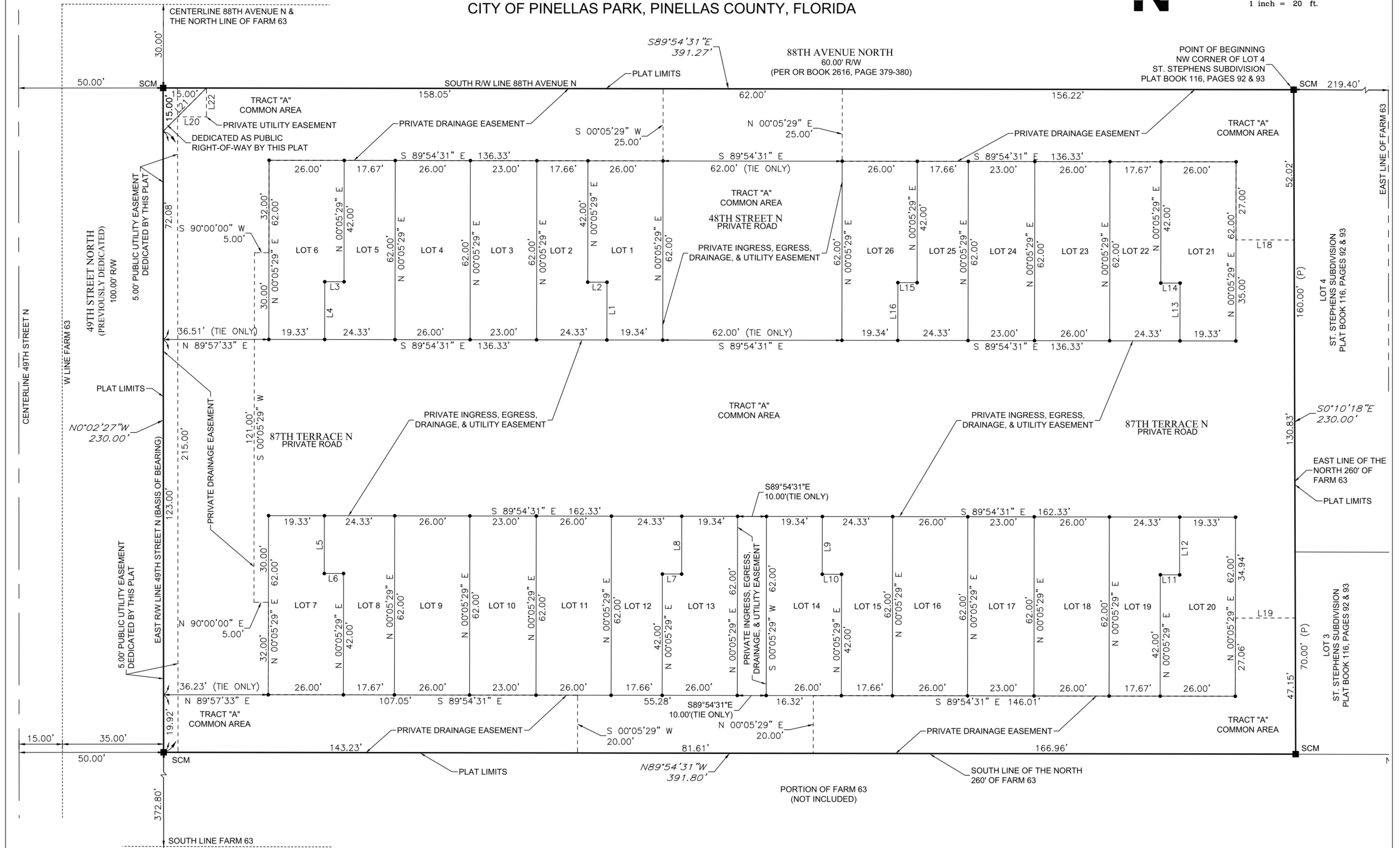
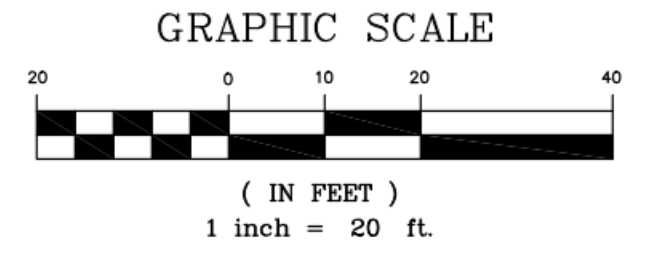


SUNCOAST LAND SURVEYING, Inc.
111 FOREST LAKES BOULEVARD
OLDSMAR, FLA. 34677
(813) 854-1342

LB 4513

AVANTI TOWNHOMES

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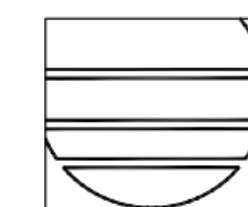


LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	20.00	S00°05'29"W	L8	20.00	N00°05'29"E	L15	6.67	N89°54'31"W
L2	6.67	N89°54'31"W	L9	20.00	S00°05'29"W	L16	20.00	N00°05'29"E
L3	6.67	N89°54'31"W	L10	6.67	N89°54'31"W	L18	20.15	N89°51'49"W
L4	20.00	S00°05'29"W	L11	6.67	N89°54'31"W	L19	20.73	N89°49'42"E
L5	20.00	N00°05'29"E	L12	20.00	S00°05'29"W	L20	10.00	N89°54'31"W
L6	6.67	N89°54'31"W	L13	20.00	N00°05'29"E	L21	21.19	N45°01'31"E
L7	6.67	N89°54'31"W	L14	6.67	N89°54'31"W	L22	10.00	S00°02'08"E

LEGEND:

- SCM SET CONCRETE MONUMENT 4"x4" *PRM LB4513*
- PRM PERMANENT REFERENCE MONUMENT
- LB LICENSED BUSINESS
- LLC LIMITED LIABILITY COMPANY
- INC INCORPORATED
- R/W RIGHT OF WAY
- HOA HOMEOWNERS ASSOCIATION
- PSM PROFESSIONAL SURVEY & MAPPER
- OR OFFICIAL RECORDS
- SET 5/8" IRON ROD AND CAP *LB4513*
- SET CONCRETE MONUMENT 4"x4" *PRM LB4513*
- EASEMENT LINE

SHEET 2 OF 2



SUNCOAST LAND SURVEYING, Inc.
111 FOREST LAKES BOULEVARD
OLDSMAR, FLA. 34677
(813) 854-1342

LB 4513



CITY HALL - P.O.Box 1100
PINELLAS PARK, FL 33780-1100

Please Respond To:

City Attorney's Office
Lauren C. Rubenstein
James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

August 26, 2024

Mr. Bob Bernhart
Senior Planner
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #24-215
Avanti Townhomes - Final Plat

Dear Mr. Bernhart:

Our office has received and reviewed the above-referenced Avanti Townhomes Final Plat. While reviewing Sunbiz, we noted that Agostino DiGiovanni serves as the Manager of Avanti Apartments of Pinellas Park LLC. Therefore, the Owner's Dedication will need to be updated to reflect Mr. DiGiovanni's full name and to list him as Manager rather than President. These changes will also need to be applied to the corresponding notary jurat beneath the Dedication. Additionally, as previously discussed, it is always our office's recommendation that witnesses include their addresses in the Owner's Dedication until the conflict between Florida Statutes §177.081(2) and §695.26(3)(e) is resolved.

Similar to the above changes, please revise the Confirmation of Acceptance and the corresponding notary jurat to include Mr. DiGiovanni's full name pursuant to Articles 5 and 6 of the Articles of Incorporation for Avanti Townhomes Homeowners' Association, Inc.

We also note that the City Engineer's signature block will need to be removed and replaced with a Certificate of Approval of the City Surveyor pursuant to Ordinance No. 4261, which was recently adopted by City Council. Additionally, Section 18-104.3(D)1. of the City's Land Development Code requires that the Title Certification be dated within 30 days of the date the Plat is recorded. As the Title Certification Letter submitted to our

Mr. Bob Bernhart
August 26, 2024
Page 2

office indicates that the title examination was conducted on July 10, 2024, an updated Certification will need to be submitted to the City in conformance with the subject Code.

Lastly, we were unable to verify on our paper copy of the Plat whether the easement granted to Florida Power Corporation as recorded in Official Records Book 2803, Page 653, and cited in the Certification Letter is shown on the Plat or in the notes or legend pursuant to Florida Statute §177.091(16). The location and width of the easement will need to be shown on the Plat if it is not already included.

Other than the above-mentioned changes, and assuming the legal description contained on the Plat is correct, our office would approve of the Final Plat as to form and correctness.

Very truly yours,



Lauren C. Rubenstein
City Attorney

cc: Bart Diebold, City Manager
Jennifer Carfagno, MMC, City Clerk
Dan Hubbard, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director
Megan Montesino, Development Review Manager

LCR/pl

24-215.20240826.LBB.Avanti Townhomes Plat.wpd



Robert Bernhart <rbernhart@pinellas-park.com>

RE: Avanti Townhomes plat review

1 message

McKay, Michael <mmckay@georgefyoung.com> Tue, Dec 3, 2024 at 8:14 AM
To: Robert Bernhart <rbernhart@pinellas-park.com>, "Kent, Lewis D" <lkent@georgefyoung.com>
Cc: "Hatch, Trevor" <thatch@georgefyoung.com>

Good morning, Bob,

All comments have been satisfied.

Respectfully,

Michael McKay

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306



GEORGE F YOUNG

299 Dr. Martin Luther King Jr. St. N., St. Petersburg, FL 33701

<https://link.edgepilot.com/s/09f79581/1e2PQEZ6KkaLT48T6EBxag?u=http://www.georgefyoung.com/>

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From: Robert Bernhart <rbernhart@pinellas-park.com>

Sent: Monday, December 2, 2024 9:17 AM